

BK 6167PG239

57-285
TRANSFER
TAX
PAIDQUITCLAIM DEED WITH COVENANT
(Special Warranty Deed)

005636

Delta Funding Corporation, a corporation with a principal place of business at Woodbury, in the County of Nassau and State of New York, for consideration paid, GRANTS to **Arlene Chabot**, of Albion, Maine the land situated in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows:

The following described real estate, situate in Waterville, County of Kennebec, and State of Maine, and being further bounded and described as follows, to wit:

Commencing at an iron rod in the northerly line of Spruce Street at the southeasterly corner of land now or formerly owned and occupied by Thomas Kervin; thence easterly along the northerly line of said Spruce Street fifty (50) feet; thence turning at a right angle to the left and running in a northerly direction one hundred fifty-five (155) feet, more or less, to the land formerly owned by Samuel K. Smith, deceased; thence turning to an angle to the left and running in a westerly direction along the land of said Smith a distance of about forty (40) feet to land of the said Kervin; thence turning to an angle to the left and running in a southerly direction along the land of said Kervin about eighty-five (85) feet; thence turning at an angle to the right and running in a westerly direction along the land of said Kervin about ten (10) feet; thence turning at an angle to the left and running in a southerly direction along the land of said Kervin about seventy (70) feet to the point of beginning. Excepting and reserving to Amanda Clair, her heirs and assigns, full and free right an liberty at all times hereinafter, in common with all other persons who may hereafter have the like right to use a passageway five (5) feet in width running the length of said lot, said passageway extending along the extreme easterly side of said lot above described, running north and south, at all times and for all purposes connected with the use and occupation of said Amanda Clair's other lands adjoining the same. Together with a right of way in common with others over a passageway, said passageway being five (5) feet wide and long and immediately east of the easterly line of the premises herein conveyed, from and to the northerly line of Spruce Street to the land formerly owned by the said Samuel K. Smith.

Being the same premises conveyed to the Grantor herein by deed dated September 17, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6058, Page 075. Excepting that part conveyed by Hiran Fecteau to Wallace L. Fecteau by deed dated 5/26/47 in Book 864, Page 120.

IN WITNESS WHEREOF, Delta Funding Corporation has caused this instrument to be executed by Patricia Anne Nove, its Assistant Vice President, thereunto duly authorized, this 12 day of January, 2000

WITNESS:

Delta Funding Corporation

[Signature]
A. Ocasio

By: [Signature]
Patricia Anne Nove,
Its Assistant Vice President



Quaranty Title Corp.
20 Free Street
Portland, Me 04101

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State of New York
County of Nassau, ss.

January 12, 2001

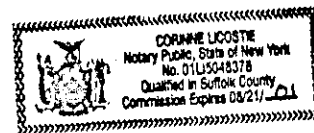
Personally appeared the above-named Patricia Anne Nove,
Assistant Vice Pres. of Delta Funding Corporation and acknowledged the foregoing
instrument to be his/her free act and deed in his/her said capacity and the free act and deed of
said corporation.

Before me,

Corinne Licostie

Notary Public

Printed Name: Corinne Licostie



RECEIVED KENNEBEC SS.

2000 MAR 17 AM 10:20

ATTEST: *Theresa B. Menn*
REGISTER OF DEEDS